



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**99 Wildrose Avenue W
Brooks, Alberta**

MLS # A2237888



\$349,500

Division:	Sunnylea		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,042 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Aggregate, Off Street, Parking Pad		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Level		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SD
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Storage, Vinyl Windows		

Inclusions: None

Charming 3-Level Split with Room to Grow & Move-In Ready! Welcome to this well-maintained three-level split home offering over 1,000 square feet of thoughtfully designed living space. Featuring three spacious bedrooms, two full bathrooms, and a finished lower level, this home is perfect for families, first-time buyers, or anyone seeking comfort and flexibility. The main floor boasts a bright and inviting living room, a functional kitchen with ample cabinetry, and a cozy dining area ideal for everyday living and entertaining. Upstairs, you'll find three comfortable bedrooms and a full bathroom, offering a private retreat for the whole family. The finished lower level includes a second full bathroom, laundry area, and a spacious family room with excellent potential. With a simple upgrade, this space could easily accommodate a fourth bedroom—perfect for guests, a home office, or a growing household. This home has been updated with a durable metal roof and modern vinyl windows for energy efficiency and long-term peace of mind. Situated on a well-sized lot in a quiet, family-friendly neighborhood, this property offers both value and opportunity. Don't miss your chance to own this versatile home—schedule your showing today!